## WATER CURTAINS FOR FIRES.

A LONDON SCHEME LIKELY TO BE TRIED HERE.

B) It a Screen of Water Is Placed Between a Building and the Blaze That Threatens It-Could Be Worked in Connection With the Sait Water Mains.

The adoption by this city of an auxiliary system of mains which will carry salt water for fighting fires has interested merchants and owners of warehouses and other large buildings in a scheme for checking the spread of fire from one building to another. by means of a curtain of water, which, in an emergency, can be turned on, completely covering the sides of a building with a force sufficient to prevent any flames from penetrating it.

A building in London has recently been equipped with such a protective system, and, as a result of tests the value of the

zontally, protects the roof.

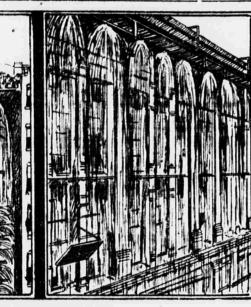
The valves which control the system on the London building are operated from the sidewalk, and the police stationed nearby have been instructed how to operate them. London authorities have declared that the system is a notable advance in pro-

tection against fire.

In London a separate pump in the building has been necessary to keep up the pressure in the pipes and there only fresh water is used. In this city when salt water mains have been installed, a central pumping station operated by the city will produce such pressure that sufficient force to operate the water curtains will be obtained at the top of any high building. It will simply be necessary to connect the private protection system with the city's powerful water supply to be ready for any emergency.

The curtain plan has been talked of in this city before, but the cost of private pumping plants and the inadequate supply of water from the Croton mains have prevented any general attempt toward the adoption of

general attempt toward the adoption of the plan. Now that the salt water mains are assured, the matter is being discussed more and more and there is little doubt that, unless some unforeseen obstacle comes up, the plan will be tried by many persons who are interested in large structures,



THE FIRE CURTAIN.

appliance has been so recognized that a substantial reduction has been made in the fire insurance premium demanded by the company carrying the risk.

On every side of the building separate water pipes, perforated on the under side, are attached to the roof a few feet from the walls. These pipes are connected by valves with a central one, in which a water pressure of 80 pounds to the square inch is maintained.

If a fire in a nearby building threatens to spread the opening of a single cock, dble from the street, will throw from the pipe on the roof thousands of jets of water so close together that they form a perfect water curtain between the flame and the threatened side of the building. The force with which the streams are thrown from the pipe makes it impossible for the water to be evaporated by nearby flames and prevents absolutely any flames

from passing through it.

The water may be turned on to protect only one wall or all of them, as circumstances may make necessary, and another set of drenchers, working on the same principle, but throwing the water hori-

especially buildings which are not even

partially fireproof.

The cost of installation would not be great,

The cost of installation would not be great, and the consequent reduction in insurance rates would probably repay the amount expended in a few years.

New Yorkers had a good chance, less than a year ago, to see exactly how a water curtain checks the spread of a fire. A factory was blazing opposite a big gas storage tank, and the flames, leaping across the street, were heating the big iron receptacle nearly to the danger point when Chief Croker decided that something must be done to prevent an explosion.

be done to prevent an explosion.

By throwing one stream against that coming from the water tower the Chief improvised a water curtain which effectively blocked the flames from the gas tanks. The barrier was continued until the factory fire was under control, and from the moment the water curtain was started dance. ment the water curtain was started, danger

nent the water curtain was started, danger from the tanks stopped:

New York fire experts, who have studied the plan which has been tried in London, say that if generally adopted here it will effectively stop the spread of big fires. Had some of the big buildings in Baltimore and Paterson been so equipmed, they say and Paterson been so equipped, they say, conflagrations in those cities would have been checked much sooner and possibly might have been checked at the outset.

## Boys' Wagons Now Are Not Like Those in the Old Days

The influence of the automobile is seen even in the construction of wagons for boys and girls. The foot power propelled boys' wagons of the cort known as runshouts are offered this year in many styles bearing more or less resemblance to an auto. They have a turtle back, or forward body otherwise resembling that of an automobile, and this year most of them are mobile, and this year most of them are provided with a steering wheel instead of a handle or lever for guiding them, the steering wheel adding strikingly to their

autolike appearance. Many of these runabouts are equipped with side lamps, and with a headlight of automobile pattern, and they have an auto horn attached to the steering wheel. They even have their number hanging on the rear axle, so the autolike effect of the vehicles is greatly heightened by all their

Auto lamps and auto horns for boys' wagons are now sold separately-they can be attached to any wagon-and they are common articles of sale.

The auto runabouts are made both of steel and wood, and in various sizes, to seat one or two or three boys or girls, some with seats all facing to the front and some with seats dos-4-dos; and they are painted and finished and upholstered in many colors. Many of them are very handsom little vehicles. They have rubber tired wheels, and ball bearing axles are not uncommon. Some of them are propelled, not by simple foot pressure, but by means of a bicycle attachment, the feet working in treadles attached to a sprocket wheel with a chain running to a gearing on an

These auto runabouts sell at prices ranging up to \$20 and more. But fine and handsome and auto-like in appearance as many of these runabouts are, a more wonderful wagon still, brought out this year, is one made to carry four boys or girls, modelled exactly after an automobile touring car. This is a veritable atomobile in miniature, even to the mudguards over the wheels. It is complete in equipment down to the last detail, including not only side lights, headlight and horn, but the regulation side baskets, and the long, slender basket for umbrellas and canes. It is the real thing

hing.
This wonderful automobile wagon has, of course, rubber tired wheels with ball bearing axles. It is propelled by means of a bicycle gearing attachment. Auto wagons of this sort sell at \$50 to \$60. A boy's auto wagon, power propelled, is said

boy's auto wagon, power propelled, is said to be coming next year.

A novel foot propelled wagon brought out last year was one in the form of a locomotive big enough for the boy propelling it to sit in the cab. And a still more remarkable foot propelled boy's wagon is one in the form of a battleship. The battleship wagon has two tall smokestacks rising to a height of about four feat aboye the side-

the form of a battleship. The battleship wagon has two tall smokestacks rising to a height of about four feet above the sidewalk, and it has a turret forward from whose portholes project the muzzles of guns. Other guns appear along the sides. A bridge runs across, forward of the smokestacks, and above the level of the turret.

The ship has a most formidable prow, and the boy commander of this battleship site—facing forward, of course—on a deck aft. The battleship wagon sells for \$19.75; the locomotive wagon for \$16.50.

Then there is a boy's wagon in the form of a boat, which, besides being capable of foot propulsion, carries a sail. The body of this sailboat wagon is built of steel and is shaped like a skiff. It is about five feet long, and mounted on four wheels, like any wagon. The mast is stepped well forward, and the single sail carried, which is of a size suitable to the size of the boat, is in shape like that of a catboat. A part of the equipment of these boats is a compass nailed own to the thwart through which the mast is stepped. The boats also carry lanterns, and some of them are supplied with megaphones. Some of these boats are steered with a handle, or tiller, some with a wheel. The boy sits in the stern.

The theory of this extraordinary wagon

some with a wheel. The boy stern, The theory of this extraordinary wagon

wagon and held by the boy as he sits in the wagon to serve then as a steering levar.

Then there is a handcar for one, two or three boys, propelled by means of a lever rising in front of the seat.

In fact, the boys' wagons of to-day present a marvellously varied array. There was a time in the old days when a boy's wagon was just a wooden box on wooden wheels and with a tongue attached, a wagon in which one nice little boy sat while another nice little boy trotted along drawing him; and, indeed, just such little wagons are still sold; but Sanford and see some of the wagons of the boys of the twentieth century.

## A Spellbinder of 90.

Guthrie correspondence Kansas City Journal. One of the most conspicuous figures in active politics in Oklahoma is Gen. W. E. Hardy, secretary of the Kaw Indian tribal Gen. Hardy will be 90 years old in about two months, but his age has not prevented him from taking the stump. On a number of occasions he has addressed large crowds, and he expresses the intention of continuing as long as the campaign lasts. Gen. Hardy is an uncle of Congressman Curtis of Kansas. He likes politics and wields Curtis of Kansas. He likes politics and wields a powerful influence among the Indians of the Territory. He appears to be not more than 60 years old, although he served through the civil war and has experienced many hardships in other ways during his long

#### Panther Emptied Dinner Palis. Ferrandeville Correspondence Philadelphia Record.

A monster panther, or mountain lion, was killed near here this morning by K. W. John-son and Robert Sebring, and its body is now on exhibition at a local store. It measures 12 feet from tip to tip, being one of the largest specimens of this now rare animal ever killed

in Clinton county.

Herbert Cohn and Bert Sellers encountered the panther just outside of town, when they were on their way to work. It moved toward them growling, and they dropped their dinner pails and fied. After running a short distance they met Johnson and Sebring, who were gunning for bear. The hunters hastened to look for the panther and found it emptying the abandoned dinner pails. They ared simultaneously and the beast was instantly killed.

## Mechanics' Liens.

Mechanics Liens.

10th st. 16 W: Herter Bros vs John G Milburn.
15th st. 207-11 E: Raisier Heating Co vs
Harris Packtman and ano.
118th st. 427 W: Frank H Hines vs William
Geraerds and ano.
Brook av. 988-94, isidor Sinkowitz vs Eastern Crown Reality Co.
Green av. s ws. and Morgan av. n e s. 10ts
55 to 56 map villa sites Green, Owen &
Gelston at Throgg's Neck, The Bronx; William W Braithwalte vs Annie F Leverich.

785

## Lis Pendens.

82d St. 145 W; Augustus F Holly vs David Richey et al (to declare deed a mortgage); attys, Board-man, P & S. Brook av, 1206-10; Hyman Siegel and ano vs Charles Unangst (to establish a lien); attys, Feltenstein

## Foreclosure Suits.

18th st. n. s. 100 e Sd av. 72.6x108.3; Raisler Heating
Co va Harris Packtman and ano; atty. J C Weachler.
187d st. n. s. 80 w Union av. 20x80; Harlem Savings
Bank va John Cotter et al; atty. R Mapeladen.
118th st. 1818 F.; Abraham Raphael va Tribune Realty
Co (to declare trust, der; atty, R H Charlton.

## THE REAL ESTATE MARKET

LOT BUYING ALONG THE SUBWAY TAKES A FRESH START.

An Extraordinary Amount of Building Indicated by Last Week's Trading -Flats and Tenements Form the Bulk of the New Houses Planned Just Now

That the present speculation in vacant lots should be altogether unprecedented in volume and intensity is the least noteworthy of its many sensational features. The city is immensely larger than it was when the elevated roads were opened, when the East River was spanned by the Brooklyn Bridge, or when the surface lines of the various boroughs were electrified and united into a few great systems, effecting a radical, though gradual, change in the time, cost and comfort of travel. The city has grown even more rapidly as a banking centre than as a centre of population. With a multiplied population and a manifold accumulation of capital, a great public improvement, like the building of the subway, was certain to give rise to a spectacular movement in the city's outlying, undeveloped land.

In the respect of volume and intensity, however, the present movement differs from those of the past merely in degree. Its fundamentally distinguishing characteristic is to be sought in another direction. No preceding lot speculation on a grand scale has been so directly associated with immediate building enterprise or so closely related to building enterprise of a special kind. On former occasions of great buying activity, as at the time of the construction of the elevated roads, a considerable period was required for the land to pass from its original investment owners through the hands of speculative operators into the possession of actual builders. Building developed more or less slowly and was comparatively diversified in character. On the West Side, for instance, it did not begin in earnest until the elevated road had been running for several years.

In the present speculation operators are, as it were, acting as agents for builders, instead of as independent merchants. The lots are to a large extent selected by builders who seek the intervention of operators to finance the contemplated improvement. The operator is more of a banker and less of a speculative entrepreneur than he has ever been before. The reason for his change of position is twofold.

In the first place, the need of more housing is urgent and the need is marked in a certain class of housing. There is no hesitation as to what kind of construction will pay, no necessity for studying the probable trend of development of the new districts. Builders know that flats and tenements will be filled as soon as completed anywhere within easy walking distance of the rapid transit

easy walking distance of the rapid transit road, and that for a year or more too many cannot be erected with the existing resources of the building industry.

In the second place, great speculative realty corporations have arisen in the last few years whose supplies of working capital enable them to buy up lots wholesale and resell these with building loans without first negotiating a private loan for each operation from some bank or insurance company. Not only has capital available for building been vastly increased, but it has been concentrated into the hands

available for building been vastly increased, but it has been concentrated into the hands of corporations and syndicates, the methods of which have had to be copied so far as possible by individual operators.

The scarcity of cheap multi-family houses and the new methods which obtain in the building loan business explain the direction and purpose of the larger part of the present activity in vacant lots along the subway. This activity, whether centred in The Bronx, in the Dyckman tract, the upper Lenox avenue district, or on Washington Heights, is essentially one movement. To convince oneself of this it is only necessary to review the more important of the lot transactions reported last week.

This peculiar of the sexpensive wagons there are many birth styles. Thus a steel bodied, foot propelling wagon which is made also to be drawn in the ordinary way, with a tongue, so equipped with a hinged tongue that when the wagon is propelled by the boy as he sits in the wagon to serve then as a steering levar.

Then there is a handcar for one, two or infact, the boys' was not convince oneself of this essentially on only necessary to review the more important of the lot transactions reported that week.

The biggest of these was the purchase of the Falle estate of 1,299 lots in The Bronx, near the rapid transit station at West-chester and Intervale avenues. The property was bought in bulk by the Central Realty, Bond and Trust Company, which had virtually resold it before the contract of purchase was signed. The buyers on the story flats, and syndicates of building loan operators, who expect to dispose of their holdings for improvement on similar than the wagon to serve then as a steering levar.

Then there is a handcar for one, two or incree boys, propelled by means of a sing in front of the seat.

In fact, the boys' was a steering levar.

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out for development with five story flats.

The next larger transactions were the sale by Charles T. Barney of the old Donnelly tract of 157 lots between Broadway, Amsterdam avenue and 133d and 136th streets, on Washington Heights, to the Central Realty, Bond and Trust Company and the Fleischman Realty and Construction Company. On this tract also the prevailing improvements will consist of flats, though these will probably be air instead of five stories in height.

As a result of these and other minor deals the building of, say, 1,000 flats and a sprinkling of apartment houses is assured

As a result of these and other minor deals the building of, say, 1,000 flats and a sprinkling of apartment houses is assured in the immediate future on Washington Heights and in The Bronx. The great volume of trading in the Dyckman district was not supported to any extent by actual builders. But as to the character of its prospective development there can be no doubt. The dealing there is commented upon by the Record and Guide in a way which completely reflects the current views of competent observers.

"Opinions differ as to the availability of the Dyckman tract for early improvement. It is certainly in a very backward stage of development at the present time. Comparatively few streets have been opened up. Schoolhouses have not been built. It is lacking just at present in the opportunity for most of the conveniences of city life. But the operators who have done the buying are not discouraged by these facts. They know that the streets can be quickly opened up, and the tract made available for improvement in a comparatively short time, and they see large profits in operating in the district because of the cheapness of property.

"When it is remembered that lots on the side streets in the Dyckman tract can still be purchased for about \$2,000, against a

side streets in the Dyckman tract can still be purchased for about \$2,000, against a minimum of \$13,000 for lots on side streets

be purchased for about \$2,000, against a minimum of \$13,000 for lots on side streets in Harlem, and that consequently the land necessary to build a fifty-foot tenement can be purchased in the new district for one-tenth of the price which it would cost in the old district, it will be seen that the present movement has good economic reasons behind it. The truth is that the Dyckman tract is the cheapest land in New York which the subway has made available for early improvement, and that fact explains the whole movement.

"When the tract is built up, however, it is likely to be more a part of The Bronx than of Manhattan. It has a valuable waterfront on the ship canal, which will be useful for lumber yards and similar purposes. These business enterprises will necessitate many tenement houses in their immediate vicinity, and the eastern part of the tract will be covered chiefly with such buildings. On the other hand, the higher land toward the river may well become a district in which private residences and two-family houses will prevail. It is well to keep in mind, however, that the Dyckman tract, although geographically a part of Manhattan, will be economically a part of The Bronx, and will be the area which will furnish the western part of The Bronx with much of its supplies."

PROSPECT AVENUE.—The Hudson Realty Company, of which Maximilian Morgen-thau is president, has purchased from the North Western Realty Company the block front on the west eide of Prospect avenue, between 188th and 187th streets, a plot

Morris were the brokers.

FOREST AVENUE.—M. Morgenthau. Jr., & Co. have sold for Mary O'Grady to Isa ac Breakstone the plot 75x270, running through from Forest to Tinton avenue, 225 feet south of 166th street.

124TH STREET.—Schmeidler & Bachrach sold to Oak & Co. the two three story dwellings, 341 and 343 East 124th street, on plot 50x100.

FIFTY. FIRST STREET.—Henry D. Winana. \*\*EIFTY-FIRST STREET.—Henry D. Winans & May have sold for Mrs. F. A. Scarborough and Mrs. Mabel MacDonald No. 37 West Fifty-first street, a four story high stoop brownstone front dwelling, on lot 21.5x100.6. Brownstone front dwelling, on lot 21,3100.5.

SIXTEENTH STREET.—Samuel A. Everett has resold Nos. 133 to 137 East Sixteenth street, a six story loft and store building on plot 68,8x92, between Third avenue and Irving place. Mr. Everett bought the property last week under foreclosure, paying about \$140,000 for it.

property last week under foreclosure, paying about \$140,000 for it.

NINETY-SECOND STREET.—William H.
Rosenblatt has sold for Charles E. Rhine-lander the plot 100x100.8 on the south side of Ninety-second street, 250 feet east of Second avenue.

127TH STREET.—Barnett & Co. have sold for C. J. Savin the three story brownstone dwelling No. 33 West 127h street, on lot 18.9x99.11, to a client for occupancy.

108TH STREET.—Sigmund Wechsler has sold to Morris Stein the plot 100x100.11 on the south side of 108th street, 400 feet west of Amsterdam avenue.

120TH STREET.—Adolph Kronengold has sold for the Union Trust Company the three story dwelling, No. 9 West 120th street, on lot 18x100.11.

MADISON AVENUE.—Shapiro & Shapiro have bought the plot, 50x100, on the west side of Madison avenue, 100 feet north of Ninety-ninth street.

149TH STREET.—Shapiro & Shapiro have

49TH STREET.—Shapiro & Shapiro have bought a plot, 50x99.11, on the north side of 149th street, 100 feet west of Eighth avenue, with a plot, 100x99.11, abutting on 150th streat.

RIVERSIDE DRIVE.—Samuel G. Bayne has sold to a Mr. Underhill the plot, 50x86, on Riverside Drive, 225 feet north of Clarefor H. Rose the plot, 50x70, on the south side of 182d street, 100 feet east of Wadsworth avenue.

SEAMAN AVENUE.—W. D. Morgan & Co. have sold for A. Lawson to Temple Grymes the plot, 25x212.11, on the north side of Seaman avenue, 325 feet west of Emerson

Seaman avenue, 325 feet west of Emerson street.

SEVENTH AVENUE.—A. Weiss & Co. and the McVickar-Gaillard Realty Company have sold for Mrs. Helene Stein Nos. 196 to 204 Seventh avenue, southwest corner of Twenty-second street, five six story fiats, on plot 123.5x100.

SEVENTY-SECOND STREET.—I. Abramson has sold for Henry Meyer to Mrs. Sarah P. Adler the four and a half story dwelling, on lot 17x102.2, at No. 178 East Seventy-second street.

second street.

18TH STREET.—Moses S. Hurwitz has bought from Barnet Turner and Max Shilowitz No. 17 East 118th street, a five story flat, on lot 25x100.11.

125TH STREET.—The Axelrod Realty Com-pany has sold for the Kilbar estate to Harry M. Goldberg No. 547 West 125th street, a five story flat, on lot 25x99.11.

a five story flat, on lot 25x99.11.

BROOME STREET.—Sokolski & Son, in conjunction with Joseph Mandelkern, have sold for Shapiro & Shapiro the southwest corner of Broome and Ridge streets, a six-story tenement, on plot 41.6x55.

110TH STREET.—John Armstrong has sold for William and Julius Bachrach to Leon Tuchmann Nos. 101 and 103 East 119th street, northeast corner of Park avenue, frame buildings, on plot 36x75.

BELMONT AVENUE.—William Stonebridge has sold for Wolf Burland to Dr. Theodore Burgtoff the three story dwelling, with two lots, at the northeast corner of Belmont avenue and 183d street.

135TH STREET.—Simon & Wallach have

mont avenue and 183d street.

135TH STREET.—Simon & Wallach have sold for Klein & Klein, to A. Hollander, Nos. 527 and 529 East 135th street, two five story flats, on plot 50x100.

PROSPECT AVENUE.—Simon & Wallach have sold for A. Hollander No. 595 Prospect avenue, a four story single flat, on lot 20x100.

ANN'S AVENUE .- Joseph J. Harris has sold for Anna Spangenberg to Dr. Esther F. Himowich No. 771 St. Ann's avenue, a four story building, on lot 25x100. Avenue, a four story bulliang, on lot 23x100.

FAIRMOUNT PLACE.—Conrad G. Strubel has sold for Mrs. Jennie E. Sheridan to H. F. Schutt the plot, 50x200, with two story frame dwelling, on the north side of Fairmount place, 90 feet east of Clinton avenue, and has also resold the property to Charles H. Schroeder, who will erect two three story flats. three story hats.

SEVENTH AVENUE.—Edward C. Williams has sold for I. Lebowitz to S. & L. Cohn, for about \$85,000, the northwest corner of Seventh avenue and 118th street, a five story flat on lot 26x100.

flat on lot 26x100.

BRONX.—M. Morgenthau, Jr. & Co., have sold for Mary O'Grady to Isaac Breakstone a plot 75x270 feet, running through from Forest to Tinton avenues, 225 feet south of 166th street.

## Miscellaneous.

Charles W. Frazier was the buyer of Nos.

409 and 411 West End avenue, soid in foreclosure last Friday.

G. Tuoti & Co. have leased for Cassel Cohen
the five story double tenement at No. 247 West
Sixty-first street, on lot 25x100, for five years,
at an aggregate rental of \$8,500.

Charles Griffith Moses and Bro. were the
brokers in the sale of the Bailey Mansion,
at the northeast corner of St. Nicholas place
and 150th street.

at the northeast corner of St. Nicholas place and 150th street.

The Hotel St. George, on Brooklyn Heights, was erected by Capt. William Tumbridge, its present proprietor, in 1885. It was enlarged by extending the building over adjoining sites in 1800, 1898 and 1903. The hotel now covers nearly 50,000 square feet of land, and is one of the largest in the United States. It is fireproof and modern in every detail. Among its conveniences are a well equipped gymnasium, a swimming tank and a Turkish bath. A roof garden and a sun parlor afford an unobstructed view over New York city.

#### Coming Auction Sales. (At No. 161 Broadway, 12 o'clock.) MONDAY, OCT. 24.

MONDAY, OCT. 24.

By Joseph P. Day.

Front street, No. 1, south side, about 34.6 feet east of Whitehall street, 33.5x110.2x39.5x110; American Mortgage Company vs.J. E. Thrall et al.; Bowers & S., attomeys; C. P. Blaaey, referee; due on judgment, \$19.301.40; subject to taxes, &c., \$602.03.

Convent avenue, No. 150, northwest corner of 148th street, 18.11x75, three story brick dwelling; M. H. Rindskopf vs. Louis Lewensohn et al.; P. M. Herzog, attorney; G. E. Plunkett, referee; due on judgment, \$21,106.13; subject to taxes, &c., \$1,500.

By Charles A. Berrian.

By Charles A. Berrian.

Gun Hill road, south side, 14 feet east of Low mede street, 36399, three story frame tenement Margaret Koepper vs. Mary Weber et al.; Appel & T. attorneys; T. A. McKennell, referee; subject to taxes, &c., \$500; partition.

by taxes, &c., \$500; partition.

By L. J. Phillips & Co.

Sixty-first street, No. 106, south side, 110.4 feet west of Ninth avenue, 40x100.5, six story stone front flat; S. Altman vs. L. J. Gallagher et al.; Steure H., attorneys; B. Tuska, referee; due on judgment, \$13,060.19; subject to taxes, &c., \$1,116.44. TUESDAY, OCT. 25. By Bryan L. Kennelly.

Dy Bryan L. Rennelly.

Columbus avenue, Nos. 182 and 184, west side, 20.5 feet north of 68th street, 40x80; two fivestory stone front flats with stores; voluntary sale.

Gansevoort street, No. 10, south side, 149 feet west of Fourth street, 25x94.6; three story front and rear tenements; executors' sale; estate of Mary A. Giover, deceased. By D. P. Ingraham & Co.

By D. P. Ingraham & Co.

Prince street, Nos. 138 to 142, southeast corner
of West Broadway, 75x101; five and six story brick
loft and store buildings; Mutual Life Insurance
Company vs. M. E. Abbott et al; Davies, S. &A.,
attorneys; E. G. Bergen, referee; due on judgment,
\$147,788.19; subject to taxes, &c., \$2,399.50.

By Charles A. Berrian.

Third street, No. 138, south side, 60 feet east of
Sixth avenue, 20x50; two story brick tenement;
Mary Hitchcock vs. Joseph Morel et al; Peckham,
M. & E., attorneys; W. H. Knox, referee; due on
judgment, \$7,467.69; subject to taxes, &c., \$266.80.

By Janes L. Wells.

By James L. Wells.
West Farms road, northwest corner of Lincoln treet, two lots, each 25x100, with lot adjoining on west two lots, each 25x100, with lot adjoining on street. Uncoln street, west side, 150 feet north of West Farms road, 48x1100; four story dwelling and vacant; also be 25x100, 26.6 feet north of Same. Lincoln street, west side, 275 feet north of West Farms road, 50x100; three two story frame dwellings. Lincoln street, east side, 15.2 feet south of New

Lincoln street, east side, 15.2 feet south of New Haven Railroad, 25x100; two story frame dwelling. Lincoln street, east side, 100 feet north of West Farms road, four lote, each 25x100.

West Farms road, north side, 50 feet east of Lincoln street, 25x100, also 125 feet east of Lincoln street, 25x100.

Forest street, west side, 250 feet north of West Farms road, 75x100.

Forest street, west side, at railroad, 30x101.8x 11.7x100; two story dwelling.

Forest street, east side, 25 feet north of Poplar street, 25x161.

Poplar street, north side, 101 feet east of Forest street. 30.4x34.8x irregular; two story frame dwelling and vacant. street, 50.4394.5x Hregular, two story frame dwelling and vacant.
Poplar street, south side, 277.2 east of Forest street, 25.23112.11.
Forest street, east side, 187.6 north of West Farms road, 27.6x104.5; two story frame dwelling.
Forest street, east side, 100 feet north of West Farms road, 25x110; two story frame dwelling.
West Farms road, 25x110; two story frame dwelling.
Forest street, 58x100x lrregular.
WENDERDAL, OCT. 26.

WEDNESDAY, OCT. 26. WEDNESDAY, OCT. 26.

By Joseph P, Day.

Wooster street, No. 53, west side, 18.4 south of Broome street, 18275 to alley, three story building; voluntary sale.

By Richard V. Harnett & Co.

By Richard V. Harnett & Co.

Westchester avenue, No. 815, north side, 51.1 west
Eagle avenue, 27.6x68.8x21.11x36x82.10; four story
brick tenement, August Schleck, vs. Annie
Donobue et al., Peter Cook, attorney; J. P. Mitchel,
referee; due on judgment, \$180; subject to taxes, &c.,
\$300; sold subject to two mortgages aggregating
\$14.000.

By S. De Walltearss.

By S. De Walltearss.

138th street, north side, 24 feet east of Park



WANTS AND OFFERS REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK No. 115 BROADWAY.

FOLSOM BROS., 835 Broadway—Want, for a private investor just returned from Europe, something that nets 5 per cent. or over; must be gilt edged, preferably leased to one tenant; will pay as high as \$100,000 for an investment of this kind; all cash. Also, in Bronx, a residence, no matter what the condition is, with stable attached; must be below lebth st. Also, in Bronx or Manhattan, tenements or flats in reade for retyste house on West 1024 as

FOLSOM BROS., 885 Broadway—Offer lots and plots upper East Side, also Washington Heights and Lenox and 8th ave. district. Also, near Broadway and 124th st., 4 lots already excavated; ready for foundation, sewer laid, enough stone to build foundation, price \$60,000, terms to suit. Also, for builders, we have a large list of Harlem plots at reasonable prices. Anything you want between Houston st. and the Bridge east of the Bowery and 3d ave. We can fill the bill—our lists of this section are complete. Also, 2d ave., near 14th st., 11,750 sq. ft., \$180,000, rare opportunity for builder or speculator.

#### REAL ESTATE TO EXCHANGE.

PLOT OF LOTS.

TO LET FOR BUSINESS PURPOSES.

## LARGE FIREPROOF LOFTS TO LET. NEAR CITY HALL. Ample Power, Steam Heat, &c. RULAND & WITTING CO., 6 Beekman St.

MORTGAGE LOANS. PRIVATE FUNDS TO LOAN on New York City real estate. G. M. HUBBARD, 150 Nassau st.

CITY REAL ESTATE. BOROUGH OF BRONX-SALE OR RENT.

THREE LARGE LOTS, Ryer av., near 180th st. \$3,500; principals desired. JONES, 189 Montagu st., Brooklyn. venue, 100x100; vacant; executors' sale; estate of sther B. Marks, deceased.

Esther B. Marks, deceased.

By Peter F. Meyer.

Chisholm street, Nos. 1287 and 1288, west side, 125 feet south of Freeman street, 120x152.7x45x8.10x
78.8 to Stebbins avenue, x29.2 to Chisholm street, x87.6, two three story frame tenements; Safety Cooperative Building Loan and Savings Association vs. Herman Mertens et al.; H. H. Frost, Jr., attorney; M. S. Guiterman, referee; due on judgment \$14,405.56; subject to taxes, &c., \$2,236.

ment \$14,408.56; subject to taxes, &c., \$2,236.

THURBARY, OCT. 27.

By Joseph P. Day.

Forty-ninth street, No. 247, north side, 125 feet east of Eighth avenue, 25x100.5. four story brick sanitarium: A. M. Reilly as administratrix vs. G. W. O'Reilly et al.; P. A. McManus, attorney; G. H. Mallory, referee; due on judgment, \$16,879.05; subject to taxes, &c., \$45.82; sold subject to a mort-gage of \$16,000.

138ti street, No. 132, south side, 316.8 feet west of Lenox avenue, 18.8x99.11, three story stone front dwelling; A. M. Davis vs. W. H. Filtner et al.; S. T. Carter, Jr., attorney; Marcel Levy, referee; due on judgment, \$11.832.06; subject to taxes, &c., \$610.88.

FRIDAY, OCT. 28. PRIDAY, OCT. 28.

By L. J. Phillips & Co. By L. J. Fillips & Co.

Columbus avenue, Nos. 410 to 416, southwest corner of Eightieth street, 162.2x64, ten story brick and stone apartment house; New Yark Life Insurance and Trust Company vs. Bertram Levyn et al.; Emmet & R., attorneys; Jesse Stearns, referee; due on judgment, \$361,920.72; subject to taxes, &c., \$5,993.59.

#### Real Estate Transfers.

EAST SIDE.
(East of Fifth an, between Fourteenth and 110th sts.) 

(West of Fifth as, between Fourteenth and 110th 52d st. 332 W. 25x100.5; Bernard L Jaworower to Jaworower Realty Co...o e and 57th st. 29 W. 25x100.5; William G Brokaw to William V Brokaw.
60th st. 204 W. 25x100.5; Jacob Hyman to Tobias Kemelhor. ½ part, mtge \$15,000.60th st. n s 125 w Amsterdam av. 25x100.5; Tobias Kemelhor to Jacob Hyman, ½ part, mtge \$12,500.
61st st. 235 W. 25x100.5; Jacob Hyman and ano to Annie Hyman, mtge \$12,000.
97th st. 150 W. 17.6x100.11; Julius Bash to Samuel Kaher, mtge \$15,500. \$100 nom

(Manhattan Island, north of 110th st.) Noste Herman and ano, mige \$\$7,000..o c and BRONK.

(Borough of The Bronk.)

A 100

BRONK.

(Borough of The Bronk.)

9th av, a s, w 1/2 lot 563 map Wakefield, 50x 114; Guidetta Misto to John B Lazzari. Same property; John B Lazzari to Louis Misto. Same property: John B Lazzari to Louis
Misto
Mis

## Recorded Mortgages.

nom

WEST SIDE. 

(Borough of The Bronz.) (Borough of The Bronx.)

10th av, n. s. being e 25 feet of e 1/5 to 636, map Wakefield; Stdney Williamson to Peter Corban, 8 yrs. 6 per cent.

Hughes av, e. s. 345 s 182d st; Belmont Realty and Construction Co to John F Steeves, due Feb 21, 1905.

Robbins av, s. e. s. 100 n. e. Fox st; Max Monfried to Adam Rice, 3 yrs.

165th st, s. s., 20 w Union av; Paul G Haass to Louisa K Kuntz, 5 yrs.

Same property; same to Sabina Bund, prior mtge \$6,000, due April 20, 1908. \$2,000

Plans Filed for New Buildings.

Pians Filed for New Buildings.
BOROUGH OF MANHATTAN.

Cherry st, 454, six story tenement and store;
Samuel Mandel, 262 E Broadway, owner;
Horenburger & Straub, 122 Bowery,
architects; cost.

Monroe st, 286, six story tenement and store;
same owner and architects; cost.

20th st, 312-14 E, six story flat and stores;
Fischel Realty Co, 190 Bowery, owner;
same architects; cost.

55th st, 548 W, one story foundry storage;
1 Dempsey 508 W 34th st, owner; Rudeliffe & Relley, 3 W 26th st, architects; cost.

10th st, s s 125 e St av, two six story flats;
L Kantnor & J Cooper, 51 W 112th st,
owners; G F Pelham, 503 5th av, architect;
cost. owners; G F Pelham, 808 5th av, architect; cost.

34th st, 310-12 E, six story tenement and store; Joseph Wolkenberg, 96 Avenue C, owner; same architect; cost.

BOROUGH OF THE BROWK.

LOTHLARD PLACE, e. S. 184 h 3d av, two story dwelling; Barnet Nason, 195 Avenue A, owner; B Ebelling, West Farms road, architect; cost.

13th st, ss, 186 w Avenue C; two story dwelling; J B Cros'sy, Unionport, owner; B Ebelling, architect; cost.

18ist st, s e cor Fulton st, five five story tenements; John McGovern, 1883 Fulton av, owner; Moore & Landstedel, 3d av and 188th st, architects; cost. av, owner; Moore & Landstedel, 3d av and 148th sts. architects; cost. 191st st, s e cor Hoffman st, three story flat; Charles Bjorkegren, 2148 Mapes av, owner; Franz Wolfgang, 787 E 177th st, architect; 105,000 cost.
Adams st, n s, 270 e Columbus av, two story shop and shed; Clyde F Howes, 539 Tremont av, owner; S D Howes, same, architect; cost.
Lincoln st, w s, 225 n Morris Park av, two story dwelling; A B Levy, 1323 Tremont av, owner; D B Levy, same, architect; cost 6,500

cost
Grant av. s. 208 w Unionport road, two
story dwelling: P J Dwyer, Taylor st,
Van Nest, owner; T J Kelly, Morris Park
av. architect; cost

CITY REAL ESTATE.

# ROOF PAINT

. ROMAINE BROWN. ESTABLISHED IN 1856. J. ROMAINE BROWN & CO. Brokers, Agents, Appreisers, NO. 53 WEST ASD STREET. NORTHEAST CORNER BROADWAY. Washington Heights Property a Specialty.

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A large amount of money for Building Loans on Manhattan or centrally lo-cated Bronz properties. A.W. McLaughlin & Co.,128 B'way, Cor. Cedar ABOVE 14TH ST., 5TH AV. TO NORTH

> WHAT IS THE SUBWAY 6 GOING TO DO FOR REALTY VALUES ON THE UPPER WEST SIDE

FOR ANSWER TO THIS QUERY

SEE SLAWSON & HOBBS' ANNOUNCEMENT IN .....

THE GLOBE TO-NIGHT.

RIVERSIDE DRIVE, two full lots; ready for improvement; some one will get a bargain. DANIEL C. WHEARTY, 1286 Broadway. ABOVE 14TH ST., STH AV. TO EAST RIVER.

A.-RARE OPPORTUNITY. Lenox Hill, Below 72d St., Near Madison Ave., Plot 40x100. SUITABLE FOR PALATIAL RESIDENCE.

ZITTEL, 1026 3d Ave. SECOND AV., WEST SIDE, between 110th and 111th streets, over full lots, middle line of block; good double house; bargain. CYRILLE CARREAU, Grand st., near Bowery, under Oriental Bank.

BOROUGH OF QUEENS—SALE OR RENT.

BETTER THAN BANKS

because safer and ten times more profit-able is money invested in the modern town site, with all city improvements. ONLY HALF HOUR FROM HERALD EAST ELMHURST, L. I. The prettiest, healthiest, highest and nearest shore front property in New York City, on a broad elevation fronting Beautiful Flushing Bay

Lots \$375 upward, on easy monthly payments. THE MILLIONS now being spent for tunnels and bridges will make enormous profits for buyers at the present ridiculously low prices.
NOTHING LIKE THIS EVER OFFERED. BANKERS LAND & MORTGAGE CORP., 887 MANHATTAN AVE., BROOKLYN. To reach East Elmhurst, L. I., from New York, take 34th or 92d st. ferry, take trolley marked Flushing via Jackson av., ride 20 minutes to De Witt st., walk two blocks to Astoria and Flushing Road.

## BROOKLYN MANOR

For one or two families. SEVERAL NOW READY. WOODHAVEN AVE., Near Jamaica Ave. Telephone 236 Richmond Hill.

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## FOR RENT **New American Basement Dwellings**

NOS. 22 to 52 W. 74TH ST. No residences have ever been offered for rental in New York City comparing with

Absolutely Fireproof

ments, and detail. They have been designed and built with the careful attention to details of construction given only to the highest class houses built

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Bookiet sent on application.

Size 25x85x102.2.

FIVE STORIES IN HEIGHT. These houses are ready for inspection.
CARETAKER AT NO. 36 WEST 74TH ST.

For particulars inquire of CLARK ESTATE Corner of 87th St., No. 2381 B'way.

## Branch Offices



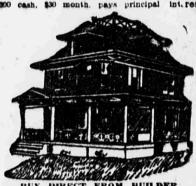
Advertisements and Subscriptions may be left at these offices,

NEW YORK CITY, 1393 Broadway, near 38th St.; 241 West 125th St. BROOKLYN, 312 Washington St., 341 Fulton St. LONG ISLAND CITY, N. Y., 18 Borden Ave., E. N. Dodson. BOSTON, MASS., Room 44, Globe Building, Washington Street, T. P. Harrison.

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PRICE \$4,300. month, pays principal int. rest.



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Modern I family houses, 9 rooms, every modern improvement; just finished.

EAST 13TH ST., SLOCUM PARK.

Diminutes Park Row, Brighton Beach Line, 5c. fare; get off Kings Highway.

Finished in irist-class manner and handsome appearance, in highly restricted location.

BUILDER ON PREMISES DAILY, SUNDAY.

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GRAND COLONIAL RESIDENCE, GRAND COLONIAL RESIDENCE,
On Magnificent Corner, very Fine View.
BEAUTIFUL FILATBUSH.
Will be Sacrificed for Quick Sale. Weath
814,000, Price \$6,800. Terms, \$1,000 Dewn.
Rest Mortgage or to suit.
New: NEVER OCCUPIED.
Fine Large Grounds. Beautifully Located,
Macadamized Avs. Sewer. Location \$16,000
to \$40,000 Residences. Near Brooklyn Bandd
Transit, 25 minutes to N. Y. City Hall. OUR
BEST SECTION. House contains Broad Piazza on two sides, Beautifully Decorated in
Burlap and Costly Designs, All Hardwood
Parquet Floors. Three Open Fireplaces. Tiled
Vestibule, Beautiful WilD Hall through Conire, Large Parlox, Brawing Roem, Great Megant Library. Spacious Dining Room, Six
Large Handsomely Decorated Bed Rooms, Six
Large Handsomely Decorated Bed Rooms, Six
Large Handsomely Decorated Bed Rooms, Six
and Cold Water, Tiled Baths, Billiard Room,
Back Staler, Steam Heat, Very Large Litches,
Combination Coal and Gas Range, Open Percelain Flumbing, MUST SELL. CALE, SUNDAY, ANY DAY. Take Flatbush Av. Car at
Bridge.
W. H. GOLDEY, 952 FLATBUSH AVE.,
CONTRACT AND DAYS.

#### COMPARISON WILL PROVE THE FINEST HOUSES ARE THOSE 3 AND 4 STORY ON SECOND STREET, RECENTLY COMPLETED

OPPOSITE PROSPECT PARK.

Consisting of octagon and circular front brick and stone, with or without dining room extension; beautifully trimmed with choleest hardwoods all tiled bathroom with shower, and tiled hitchen, open nickel plumbing, combination gas and electric grate, handsome Turkish corner, etc.

20 minutes from New York side of bridge via Vanderbill or Seventh av. cars. Houses open dally, Sunday and evenings until 2 o'clock.

WM. H. REYNOLDS, On Premises.

Second st., bet. Eighth av. and Prospect Park West. FOR SALE—A delightful home on a cheerful block; four-story front, three-story rear and extension; 149 Congress st., between Henry and Clinton sts., South Brooklyn; near South Ferry; end best be reached by the Court st. car, over Brooklyn Bridge; bright, sunny exposure; lot 22x100; did fashioned, well built house (in recent years house have not been well built; two bathrooms, dumb-waiter, dec.; price, \$10,000; \$6,500 may remain on mortgage. Owner, FREDERIC W. HINRICHS, 877 Henry st., Brooklyn, or 78 William st., Manhattan, New York city.

6TH AVE. STORE PROPERTY. \$2,000 Price, 50 or 75% can remain on bond and mortgage; 2-story frame building; contains store and one large room first floor and four rooms upstairs; a bargain seldom offered; really worth twice the price; look at property, 65; 6th av., near 16th st., then see JOHN PULLMAN REAL ESTATE COMPANY, 74; Union street, cor. 5th av., Brooklyn.

THREE STORY SINGLE FLAT. \$5,500 will buy elegant 3-story single flat, located in first-class location, near elevated and trolley; to to 75% can remain on bonda nd mortgage; always rented to first-class tenants; must be sold to close an estate. JOHN PULLMAN REAL ESTATE COMPANY, 741 Union st., cor. 5th av., Brooklyn.

BAY RIDGE—FOR SALE—ON EIGHTIETH ST., near Fourth av. and the proposed subway, one elegant, new detached cottage; 10 rooms, all improvements; plot 35x100; unsurpassed anywhere for quality and workmanship; price, 35,200. Torma, apply to DAVID C. BENNETT, 416 SEVENTY-NINTH ST., COR. FOURTH AV., BROOKLIN. 86 750—New departure one family houses, two story and extension, stone fronts; entirely new ideas; only few left; 50 built in last six monthat ele-rant neighborhood; cannot positively be dupl-cated for same money. St. John's pl., near Bid-lerd av. OTTO SINGER, Builder. ON BEAUTIFUL EASTERN PARKWAY,

between Brooklyn and Kingston avs., two-family houses: location and buildings unsurpassed. THOS. H. FRASER, Owner and Builder, FACTORY PROPERTY for sale in Eastern District, Brooklyn; 4-story factory building and ex-tensions, 32,000 square feet floor space, light on feur sides, with some vacant property and power plant. Address FACTORY, box 111 Sun office. \$6,900 HALSEY ST., BETWEEN REID AND

BEAUTIFUL FLATBUSH LOTS. \$250. Any terms; near park and cars; positively half value. EXECUTIVE, 848 Flatbush av., Brooklyn.

2-story and basement two-family; 15 rooms and two baths; 3 sets improvements; easy terms; 30255 100. ROBERT JOHNSON, 44 REID AV. 87,800—Two family houses, stone fronts two story and basement; most complete for price in Greater City of New York. Sterling pl., near Beeford av. OTTO SINGER. Builder. \$4,700—LAFAYETTE AV., between Reid and Stuyvesant avs.; 2-story and basement brief, 20x40x100; 9 rooms and bath; bargain. ROBERT JOHNSON, 44 REID AV.

I MUST SELL 5 HOUSES, 8-story and stores, in the best renting location, at a sacrince; easy terms. Apply to OWNER, 596 5th av., Brooklyn.

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Apartments in exclusive St. Mark's section, where
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IF YOU WANT BRIGHT, CLEAN ROOMS, select locations, call and see me MISS HUGGINS, 1266 Broadway.

West Side.

Other advertisements under these classifications

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Stuyvesant avs.: 2-story and basement, two-tamistone, 20x48x100: If rooms and two baths: barewood: open plumbing: bargain: 22,500 cash.
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BOUGHT. SOLD, EXCHANGED.
WILLIAM F. RICHTER, 1701 FULTON ST.

\$4,700-HALSEY ST., NEAR BUSHWICE AV.-

\$4,400-WEIRFIELD ST. NEAR BROADWAT; 2-story frame, 2-family, 20x45x100; 11 rooms and 2 baths; make offer. ROBERT JOHNSON, 42 REID AV.

\$5,500—DECATUR ST., 9-room stone dwelling; are opportunity. KETCHAM BROS., 129 Raiph ev. SELECT APARTMENTS.

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The most modern apartment houses in Brooklyn; everlooking Prospect Park and New York Bay; containing 7 and 8 rooms, electric lights, telephone service, steam heated, tiled kitchen and bath, parquet floors, butler's pantry, servants batha, hardwood trim, all-night elevator service; rank, 566 up. Suppensive Rooms, but the steam of the service rank, Smith at, or Vanderbilt av. ears.

44TH ST., 212 WEST—Doctor's office; other rooms; telephone; all conveniences; gentlemen; private family; refined surroundings.

19TH ST., 18 WEST-To let, parior floor for busi-ness or living purposes. TWO GENTLEMEN together can have large heated room private house; nothing better; \$10 each monthly; reference. Call Sunday or evenings. ADAMS, 480 5th st., Brooklyn.